

**Birkbeck – University of London**  
**Clore Management Centre**  
**Bicycle racks and shelter – Planning Statement**  
**04/12/2020**

## **1.0 Introduction**

This planning statement has been prepared to support the planning application for the installation of bicycle racks and shelter in the basement lightwell to the south of the Clore Management Centre, Torrington Square. The report should be read in conjunction with the planning application drawings.

## **2.0 Context**

### **Birkbeck, The University of London**

Birkbeck is a self-governing college that forms one of the 19 individual colleges and institutes that comprise the University of London.

Birkbeck is a world class research and teaching institution and London's only specialist provider of evening higher education. Recognised as a 'global elite' university Birkbeck ranks among the top 400 in the Times Higher Education World University rankings. Over 90% of Birkbeck academics are research-active and many are renowned experts in their fields. Birkbeck has a vibrant research culture with centers of excellence in the arts, humanities, social sciences and natural sciences.

Birkbeck has been London's only specialist provider of evening higher education since it was founded in 1823. Remaining integral to Birkbeck's ethos– is the belief that higher education should be available and accessible to those from all socio-economic backgrounds.

The main campus is located in central London in the conservation area of Bloomsbury with a smaller campus in Stratford, in East London.

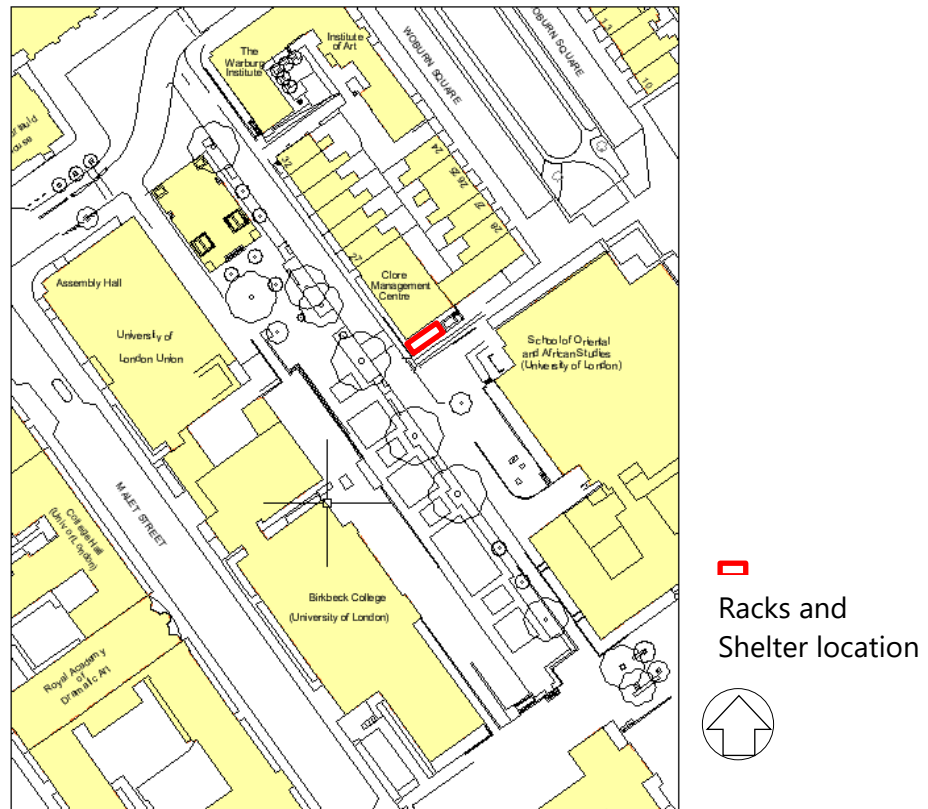
### **Bloomsbury Conservation Area**

Bloomsbury Conservation Area is regarded as one of the finest examples of Georgian town planning. The area has evolved from a fashionable residential area in the 17<sup>th</sup> and 18<sup>th</sup> centuries into and are rich with numerous cultural, educational and healthcare institutions. Bloomsbury is particularly notable for its array of garden squares.

### **The Clore Management Centre**

The Clore Management Centre was completed in 1997. It faces onto Torrington Square in the north eastern quadrant. The Clore Management Centre is home to the Departments of Management and Organizational Psychology both part of the School of Business, Economics and Informatics.

To the south of the Clore Management Centre there is an existing basement lightwell accessed via external stairs. It is here that we are proposing to house the cycle racks and shelter. The shelter is below the height of the enclosing balustrade and will not impinge on the view of Senate House and the open feel of Torrington Square both valued in the Conservation Area.



### 3.0 Design

#### 3.1 Site Location and Description

The application site is on the main Birkbeck/Malet Street Campus. To the South side of the Clore Management Centre at Basement level.

3.2 We are proposing to 52 bike racks with a 'Cambridge' shelter with a poly carbonate roof. The racks are to be accessed via the external stairs on which we will install a bike ramp.

1. Although there are many bike racks around the south end of Tavistock Square (belonging to Birkbeck, The University of London and SOAS) there are not many covered stands.
2. Birkbeck Staff have requested a secure bike rack and the proposed site area is behind a card accessed gate and is covered by existing CCTV. (Birkbeck does not have much external space

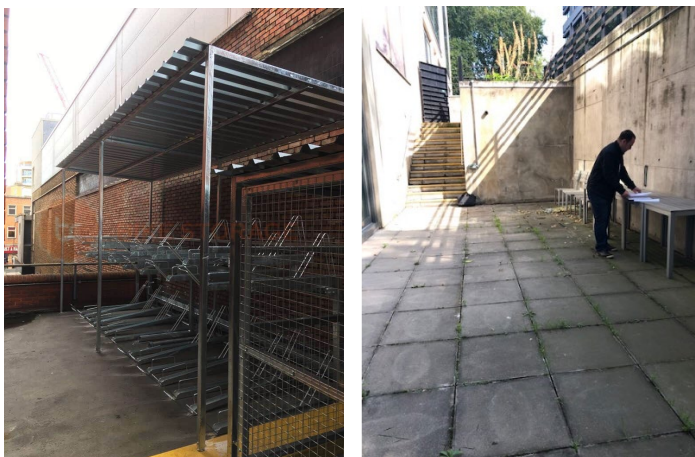
and the other covered location in under our extension building where we propose works at a future date)

3. Birkbeck are proposing to install 2 number shower cubicles within the Clore Management Centre at the same time as installing the bike racks.

3.3 The proposed racks are 2 tier Josta racks in a Cambridge shelter (or similar)

<https://www.thebikestoragecompany.co.uk/product/20-space-cambridge-two-tier-cycle-shelter>

The Cambridge Cycle Shelter is available in a galvanised, polyester powder coated in RAL 7016 (The dark polyester powder coating has been chosen to be visually recessive) with anti-vandal clear polycarbonate roof (clear roof to allow light to filter to adjacent basement room).



Left – 2 tier Cambridge Shelter. Illustrated with galvanized frame and metal roof – we proposed powder coated frame and polycarbonate roof.

Right- Clore Basement lightwell.

#### **4. Application Documents**

4.1 This application comprises of:

- Cover letter
- On Line application form and certificate (prepared by Birkbeck)
- Short Planning Statement (prepared by Birkbeck – this document)
- Site location plan 067-001-Site. (prepared by Birkbeck)
- Plans – 067-004-Plans-Existingv and Proposed (prepared by Birkbeck)

(end)